

## WARRANTY DEED

THIS INDENTURE, made and entered into this 21st day of December, 2005, by and between **EVERETTE J. ELDRIDGE AND MAYBELLE R. ELDRIDGE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, hereinafter called Grantor, and **MARK ROLER AND CATHERINE ROLER, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, called Grantees.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in County of Desoto, State of Mississippi, to wit:

Lot 12, Section B, Germanwood Plantation, in Section 28, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 42, Page 27, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which reference is hereby made for a more particular description of said property.

This conveyance is made subject to the 2006 Desoto County and 2006 Olive Branch City Taxes a lien not yet due and payable and hereby assumed by the Grantee.

Being the same property conveyed to Grantor by deed of record at Book 405, Page 633, in said Chancery Clerk's Office.

Tax Parcel Number: 1-06-8-28-16-0.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee:

and any subdivision restrictions of record in Plat Book 42, Page 27 in the Chancery Clerk's Office of DeSoto County, Mississippi.

and any existing easements of record in Plat Book 42, Page 27 in the Chancery Clerk's Office of DeSoto County, Mississippi.

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantors the day and year first above written.

X   
EVERETTE J. ELDRIDGE

X   
MAYBELLE R. ELDRIDGE

STATE OF TENNESSEE  
COUNTY OF SHELBY

On this 21st day of December, 2005, before me personally appeared **EVERETTE J. ELDRIDGE AND MAYBELLE R. ELDRIDGE**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who acknowledged that <sup>they</sup> ~~she~~ signed, delivered and executed the same as ~~her~~ <sup>their</sup> free act and deed and for the purposes herein express.

Witness my hand, at office, this 21st day of December, 2005.

  
Notary Public

My commission expires:

4/15/09

Grantor:

**Everette J. Eldridge & Maybelle R. Eldridge**  
**6039 Grayce Drive**  
**Bartlett, TN 38134**  
Home: **901-386-7822** NA

Grantee:

**Mark Roler & Catherine Roler**  
**8430 Wingersgate Drive**  
**Olive Branch, MS 38654**  
Work: **662-890-2683**  
Home: **662-890-2683**

Person or entity responsible for  
The payment of taxes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Prepared by:

**Rhonda Bundy**  
**6363 Poplar Avenue, Suite 440**  
**Memphis, TN 3119**  
**(901)818-3191**

Return To:

**EDCO Title & Closing Services**  
**7990 Trinity Road, Suite 101**  
**Cordova, TN 38018**  
**901-753-2300**  
**File # 05-1261SB**

